

Pre-App. 2:00

**APPLICATION FOR CONCEPT**

08-64

**DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$100.00, Special Use Applications: \$25.00.

NAME OF PROJECT: Cherokee Landing

NAME OF APPLICANT: KuKorp, LLC  
*(must be owner of record)*

SIGNATURE X Don Frank  
DATE: 10/11/2008  
*(must be owner of record)*

MAILING ADDRESS: B 53 Lakeshore Drive, Branson, MO 65616

TELEPHONE NUMBER: 417-266-3000

NAME OF REPRESENTATIVE: Don Frank

MAILING ADDRESS (rep.): Same

TELEPHONE NUMBER (rep.): Same

ACCESS TO PROPERTY (street # and name): NO name (private drive)

7.3 Acres # of Acres (or sq. ft. of lot size):

PARCEL # 08-8.0-33-001-004-002.000

SECTION: 33 TOWNSHIP: 23 N RANGE: 21 W

NAME OF SUBDIVISION (if applicable): Cherokee Landing

Lot # (if applicable) \_\_\_\_\_ BLOCK # \_\_\_\_\_

WITHIN 600' FROM THIS PROPERTY IS: (check all land uses that apply)

COMMERCIAL  MULTI-FAMILY  RESIDENTIAL

AGRICULTURAL \_\_\_\_\_ MULTI-USE \_\_\_\_\_ MUNICIPALITY \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL SYSTEM:

CENTRAL  TREATMENT PLANT \_\_\_\_\_ INDIVIDUAL \_\_\_\_\_

PUBLIC WATER SUPPLY SYSTEM:

CENTRAL  COMMUNITY WELL \_\_\_\_\_ PRIVATE WELL \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100 YEAR FLOOD PLAIN?(Circle one)  
 YES  NO

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

RESIDENTIAL \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_ COMMERCIAL \_\_\_\_\_ INDUSTRIAL \_\_\_\_\_

SPECIAL-USE \_\_\_\_\_ OTHER \_\_\_\_\_

**Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)**

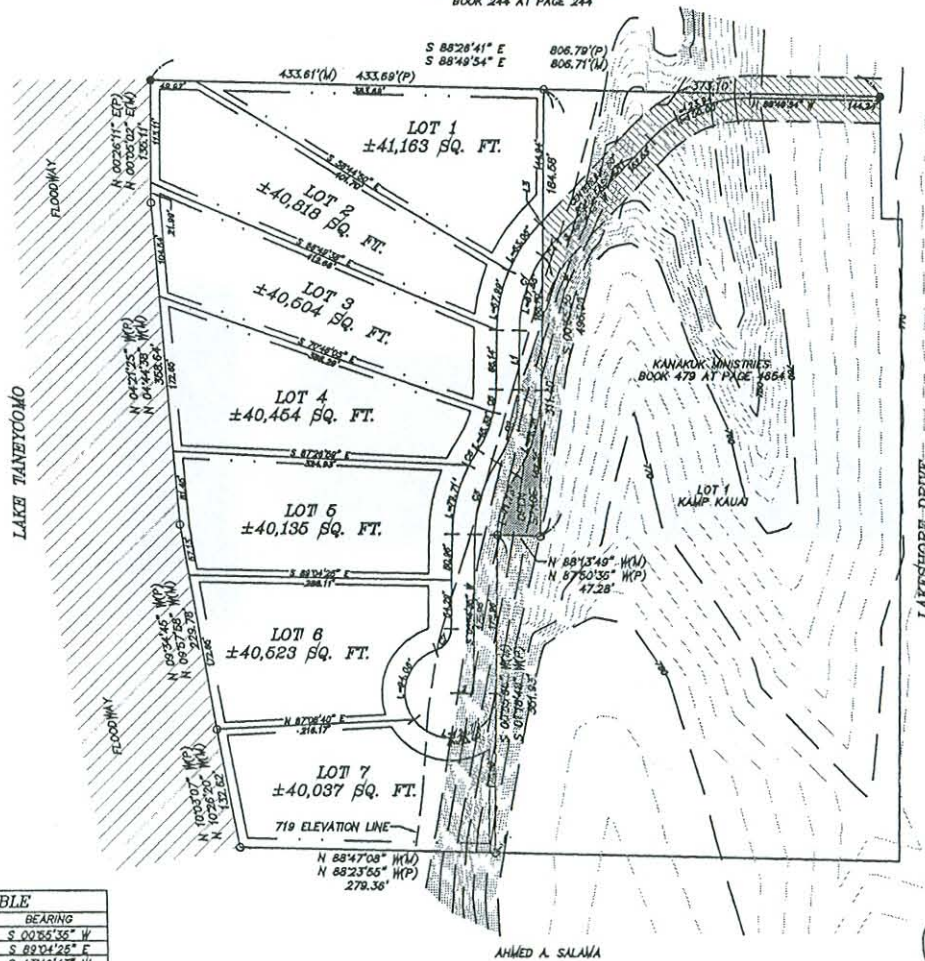
The parcel is to be subdivided, left vacant and donated to a not for profit organization by lot over time.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



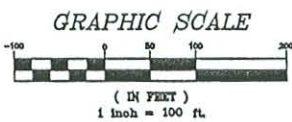
**THE PRELIMINARY PLAT OF  
CHEROKEE LANDING**  
LOCATED IN THE SE1/4 NE1/4 OF  
AND IN THE SE1/4 OF THE NW1/4  
OF SEC. 33, T23N, R21W  
OF THE 6th PRINCIPAL MERIDIAN  
TANEY COUNTY, MISSOURI  
OWNED AND DEVELOPED BY  
KANAKUK MINISTRIES

KANAKUK-KANAKUKO KAMPS INC.  
BOOK 244 AT PAGE 244



LINE	LENGTH	BEARING
L1	66.14'	S 00°55'36" W
L2	25.00'	S 89°04'26" E
L3	4.68'	S 43°42'43" W

CURVE	LENGTH	RADIUS	DEGREE	CHD. BRNG.	CHD. DIST.
C1	112.32'	160.00'	38.1972°	S 22°2'39" W	109.71'
C2	85.36'	160.00'	38.1972°	N 17°3'41" E	84.21'
C3	85.36'	160.00'	38.1972°	S 17°3'41" W	84.21'
C4	24.46'	160.00'	38.1972°	S 39°02'22" E	24.44'
C5	28.80'	125.00'	43.8388°	N 08°50'18" E	25.78'
C6	19.88'	176.00'	32.7404°	S 30°16'34" W	19.87'
C7	30.77'	26.00'	229.1831°	N 36°11'26" E	28.87'



AMMED A. SALAWA

**DESCRIPTION:**

ALL OF LOT 2, OF KAMP KAUAU, AS PER THE RECORDED PLAT THEREOF, RECORDED IN PLAT BOOK/SLIDE H AT PAGE 605, IN THE TANEY COUNTY RECORDER'S OFFICE, TANEY COUNTY, MISSOURI SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

**TITLE SOURCE:**

SUBDIVISION PLAT RECORDED IN PLAT BOOK/SLIDE H AT PAGE 605.

**CLASSIFICATION OF SURVEY:**

"SUBURBAN SURVEY"

**LEGEND:**

(M)=MEASURED  
(P)=PLAT

**PLAT NOTES:**

1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.

**2. EASEMENTS:**

ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES EXCEPT SHOWN HEREON.

**3. SETBACKS:**

25 FEET OFF OF ALL SUBDIVISION ROADS  
12.5 FEET OFF OF ALL SIDE LOT LINES WITH ROAD FRONTAGE  
7 FEET OFF ALL SIDE LOTS  
10 FEET OFF ALL BACK LOTS

4. ALL ROADS SHOWN ON PLAT HAVE A 60 RIGHT-OF-WAY.

**5. AREAS**

THE TOTAL AREA OF THE PROPERTY IS ±7.30 ACRES.  
THE TOTAL LOT AREA IS ±6.61 ACRES.  
THE TOTAL ROAD AREA ±0.71 ACRES.  
THE TOTAL OPEN SPACE AREA IS ±0.08 ACRES.

**Surveyor's Certification**

I HEREBY CERTIFY THAT AT THE REQUEST OF JERRY JESCHKE, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED, IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190  
JACK E. HOUSEMAN P.L.S. 200501922

<p>SECTIONAL MAP R 21 W 33</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ SET IRON PIN</li> <li>● EX. 1/2" IRON PIN</li> <li>□ EXISTING STONE</li> <li>△ CORPS MONUMENT</li> <li>○ P.C., P.T., P.L.</li> <li>▲ RIGHT-OF-WAY MARKER</li> </ul>	<p>Surveyed for</p> <p align="center"><b>KANAKUK MINISTRIES</b></p>
		<p align="center"><b>WOLFE SURVEYING, INC.</b> EDDIE D. WOLFE P.L.S. 2190 JACK E. HOUSEMAN P.L.S. 200501922 800 State Highway 248, Building 4, Soite D, Bronson, MO 65611 Phone: 417-334-8820 Fax: 417-334-8161</p>
<p><b>REFERENCES</b></p> <p>BASE OF BEARING: SUBDIVISION PLAT SCALE: 1"=100'</p>	<p><b>REFERENCES</b></p> <p>DATE: 10-03-08 DRAWN BY: KJP</p>	<p>SHEET: 1 OF 1</p> <p>DATE: 10-03-08 W.O. #1918 DWG #1918-PRE REV</p>





# Cherokee Landing



**DISCLAIMER**  
 Taney County makes every effort to produce and publish the most current and accurate information possible. This data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.  
 MP 9/5/2008